Karen Johnson Davidson County
Batch# 684914 DEEDWARR
07/28/2021 08:17:30 AM 3 pgs
Fees: $18.00 Taxes: $1,036.00
20210728-0101223

Warranty Deed

BRANDON MILLER TENNESSEE NOTARY PUBLIC My Comm. Exp. May 2, 2022 COUNTY OF DAVIDSON	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is ~~$280,000.00~~. Affiant Subscribed and sworn to before me, this the 26th day of July, 2021. Notary Public My commission expires: 5-2-22

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
David Hutchison and Julie Hutchison	New Owner(s)	061-08-0-203.00
1401 Ordway Place		
Nashville, TN 37206		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **ERIC J. LESUEUR AND DAWN LESUEUR, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **DAVID HUTCHISON AND JULIE HUTCHISON, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

DH JH

Land in Davidson County, Tennessee, being Lot No. 11 and the reserved portion of Lot 10 of Block "E" on the Plan of Jackson Park, Section No. 2, as of record in the Book 843, Page 21, Register's Office for Davidson County, Tennessee, not heretofore conveyed by James Clyde Thomas and Margaret Hooser Thomas. Said reserved portion is 10 feet more or less running along the East side of said Lot 10.

Being the same property conveyed to Howard Johnson and Kimberly Johnson, husband and wife by Warranty deed from Eric Lesueur and wife, Dawn Lesueur of record in Instrument No. 20180723-0071516 Register's Office for Davidson County, Tennessee, dated July 20, 2018 and recorded on July 23, 2018.

Being the same property conveyed to Eric Lesueur and Dawn Lesueur, husband and wife by Warranty deed from Howard Johnson and Kimberly Johnson, husband and wife of record in Instrument No. 20191025-0109625 Register's Office for Davidson County, Tennessee, dated October 23, 2019 and recorded on October 25, 2019.

Being the same property conveyed to Joshua Blatchford and wife, Erin Blatchford by Warranty deed from Eric LeSueur and Dawn LeSueur, husband and wife of record in Instrument No. 20200311-0027145 Register's Office for Davidson County, Tennessee, dated March 03, 2020 and recorded on March 11, 2020.

Being the same property conveyed to Eric J. LeSueur and Dawn LeSueur, husband and wife by Warranty deed from Joshua Blatchford and Erin Blatchford, husband and wife of record in Instrument No. 20200904-0101224 Register's Office for Davidson County, Tennessee, dated August 31, 2020 and recorded on September 04, 2020.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 1220 Winding Way Road, Nashville, TN 37216, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEE(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 26th day of July, 2021.

Eric J. LeSueur

Dawn LeSueur

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Eric J. LeSueur and Dawn LeSueur, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 26th day of July, 2021.

Notary Public

My Commission Expires: 5-2-22

J. BRANDON MILLER
TENNESSEE NOTARY PUBLIC
My Comm Exp. May 2, 2022
COUNTY OF DAVIDSON

Tennessee Certification of Electronic Document

I, Steven T. Morris, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 07/27/2021 (date of document).

Affiant Signature

07/27/2021
Date

State of TN

County of DAVIDSON

Sworn to and subscribed before me this 27th day of July, 2021.

Notary's Signature

ELIZA WHITFIELD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MAY 5, 2025
NOTARY'S SEAL

MY COMMISSION EXPIRES: 5-5-2025